

PLAT OF
PACIFIC CREST

IN THE NW 1/4, NE 1/4 OF SEC 34, TWP 33 N, R 1 E, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL R13334-484-3700

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC OVER ALL STREETS, AVENUES AND ALLEYS OF THE CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON, AND SEVERED FOR ALL PUBLIC PURPOSES. ALSO, THE RIGHT TO MOW THE USES OF SLOPE PUBLIC CUTS AND FILLS UPON THE LOTS AND BLOCKS ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE RIGHT TO DRAIN SAID STREETS, AVENUES AND ALLEYS OVER AND ACROSS ANY LOT TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE. AFTER THE ORIGINAL GRADING OF SAID STREETS, AVENUES AND ALLEYS IS HEREBY GRANTED TO THE PUBLIC, PUBLIC UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS, AVENUES AND ALLEYS.

RESTRICTIVE AND PROTECTIVE COVENANTS APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 4091227 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 29 DAY OF February, 2004.

George B. Churchhill Wife: J. Churchhill, P.O.A.
GEORGE B. CHURCHILL WOKIE I. CHURCHILL
Sandra L. Shepherd
SANDRA L. SHEPHERD

BANNER BANK
David Houlihy
DAVID HOULIHY
ASSISTANT VICE PRESIDENT/BRANCH MANAGER

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF ISLAND) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE B. CHURCHILL AND WOKIE I. CHURCHILL, HUSBAND AND WIFE, AND DOUGLAS B. SHEPHERD AND SANDRA L. SHEPHERD HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND PURPOSES MENTIONED IN THIS INSTRUMENT.
DATED January 29, 2004

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES July 26, 2007



STATE OF WASHINGTON)
COUNTY OF ISLAND) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID HOULIHY, THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS ASSISTANT VICE PRESIDENT/BRANCH MANAGER OF BANNER BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED: January 29, 2004

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES July 26, 2007



LAND DESCRIPTION

THE EAST 495 FEET OF THE NORTHWEST ONE-QUARTER OF THE NORTH-EAST ONE-QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,
EXCEPT EXISTING COUNTY ROAD KNOWN AS CROSBY ROAD.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 80 FEET WEST AND 40.26 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTH-EAST ONE-QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 1° 29' 42" EAST 399.75 FEET; THENCE NORTH 86° 13' 29" WEST 435.01 FEET; THENCE SOUTH 1° 29' 42" WEST 399.75 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE ABOVE EAST 495 FEET; THENCE EAST 435.01 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.
SITUATE IN ISLAND COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION, CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EACH LOT ADJUTING THE STREETS AS SHOWN HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

A DRAINAGE, LANDSCAPE AND UTILITY EASEMENT UNDER AND UPON THE FRONT 20' FEET OF EACH LOT AND TRACT ABUTTING THE STREETS AS SHOWN HEREIN IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION IN WHICH TO INSTALL, CONSTRUCT AND MAINTAIN STORM DRAINAGE INFRASTRUCTURE AND ASSOCIATED LANDSCAPING SERVING THIS SUBDIVISION, AND TO PUGET SOUND ENERGY, VERIZON NORTHWEST, COMCAST CABLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN WHICH TO LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE PEDESTALS, PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION WITH ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

30' ACCESS AND UTILITY EASEMENTS, BEING 15' ON EACH SIDE OF THE LOT LINES BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, 9&10, 11&12, 15&16, 18&19, 21&22, 24&25, 28&29, 33&34, ARE RESERVED FOR AND GRANTED TO LOTS 1&2, 3&4, 5&6, 7&8, 9&10, 11&12, 15&16, 18&19, 21&22, 24&25, 28&29, 33&34 RESPECTIVELY, AS SHOWN HEREON.

A DRAINAGE AND LANDSCAPE EASEMENT IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION UNDER AND UPON THE EAST 25' FEET OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND THE SOUTHEAST CORNER OF LOT 25 AND THE NORTHEAST CORNER OF LOT 15 AS SHOWN HEREIN IN WHICH TO INSTALL, CONSTRUCT AND MAINTAIN STORM DRAINAGE INFRASTRUCTURE AND ASSOCIATED LANDSCAPING TO SERVE THIS SUBDIVISION, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

A 15' UTILITY EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR UNDER AND UPON PORTIONS OF LOTS 24 AND 25 AND THE EAST 15' OF TRACT A AS SHOWN HEREIN IN WHICH TO INSTALL, CONSTRUCT, AND MAINTAIN UTILITY INFRASTRUCTURE FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

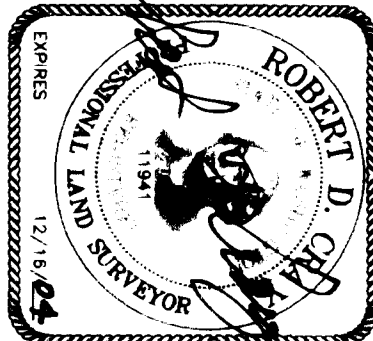
GENERAL NOTES

1. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESSED OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.
2. ALL CORNERS ARE MARKED UPON THE GROUND WITH AN IRON REBAR AND PLASTIC CAP MARKED FAKKEMA & KINGMA, INC. LS 11941 UNLESS NOTED OTHERWISE.
3. SURVEY EQUIPMENT USED FOR FIELD SURVEY IS A TOPCON GTS-4 WITH RETRO PRISMS [+/- (5mm+3ppm), +/-5"] CALIBRATED AT NGS BASELINE "BAYVIEW", DEC. 30, 2003.
4. ALL LANDSCAPED AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER AND/OR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED DETRIMENTAL TO CITY ROAD PURPOSES.
5. TRACT "A" IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES.
6. TRACT "B" IS DEDICATED TO THE CITY OF OAK HARBOR FOR FUTURE PUBLIC STREET.
7. NO PARKING IS PERMITTED ON THE EAST SIDE OF NW ELMIA STREET OR ON EITHER SIDE OF NW FALLS CREEK LOOP.
8. ALL MAINTENANCE REQUIREMENTS AS DEFINED IN THE COVENANTS, CODES, AND RESTRICTIONS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. IN THE EVENT OF DISBANDING OF THE HOMEOWNERS ASSOCIATION THE PROPORTIONATE SHARE OF MAINTENANCE RESPONSIBILITY RESIDES WITH THE AFFECTED PROPERTY OWNERS WITHIN THE PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF PACIFIC CREST, IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, TOWNSHIP 33 N, RANGE 1 E.W.M.; THAT THE COUSERS AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Robert D. Gray, PLS
ROBERT D. GRAY, PLS
CERTIFICATE NO. 11941



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 29 DAY OF February, 2004.

Douglas A. Merriman
DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 20__.

Linda E. Riffe
LINDA E. RIFFE
ISLAND COUNTY TREASURER

2/13/04 C. Riffe
DEPUTY TREASURER



APPROVALS

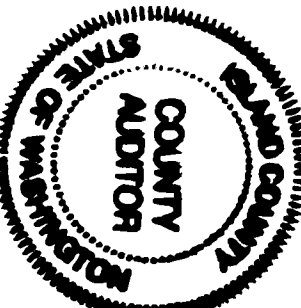
EXAMINED AND APPROVED THIS 12 DAY OF February, 2004.

Darryl Benfield
LARRY BENFIELD P.E.
OAK HARBOR CITY ENGINEER

APPROVED BY THE COUNCIL OF OAK HARBOR, WASHINGTON, THIS 6 DAY OF August, 2004.
Rosemary Womison
ROSEMARY WOMISON CLERK
Patricia A. Cohen
PATRICIA A. COHEN, MAYOR

CERTIFICATE OF TITLE

RECORDED February 13, 2004, IN VOLUME --- PAGE --- UNDER AUDITOR'S FILE NO. 4091225 RECORDS OF ISLAND COUNTY, WASHINGTON.



AUDITOR'S CERTIFICATE

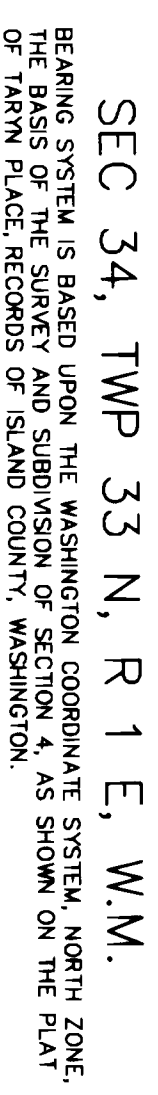
FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC THIS 13 DAY OF February, 2004, AND RECORDED IN VOLUME 13 OF PLATS, PAGES 251, 256, 259 AUDITOR'S FILE NO. 4091226 RECORDS OF ISLAND COUNTY, WASHINGTON.

Suzanne Sinclair
SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR
Patricia A. Cohen
DEPUTY AUDITOR

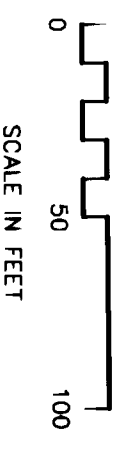
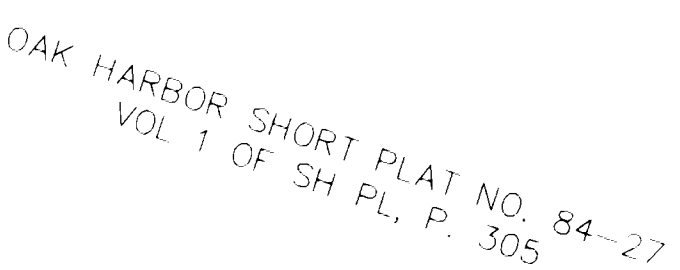
FAKKEMA AND KINGMA INC. #4332

OWNER
GEORGE CHURCHILL AND DOUGLAS SHEPHERD
PACIFIC CREST INC.
50 SE PIONEER WAY
OAK HARBOR, WA 98277
PHONE (360) 679-0715

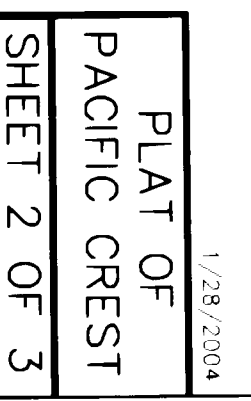
IN THE NW 1/4, NE 1/4 OF SEC 34, TWP 33 N, R 1 E, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL R13334-484-3700



BEARING SYSTEM IS BASED UPON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, THE BASIS OF THE SURVEY AND SUBDIVISION OF SECTION 4, AS SHOWN ON THE PLAT OF TARYN PLACE, RECORDS OF ISLAND COUNTY, WASHINGTON.

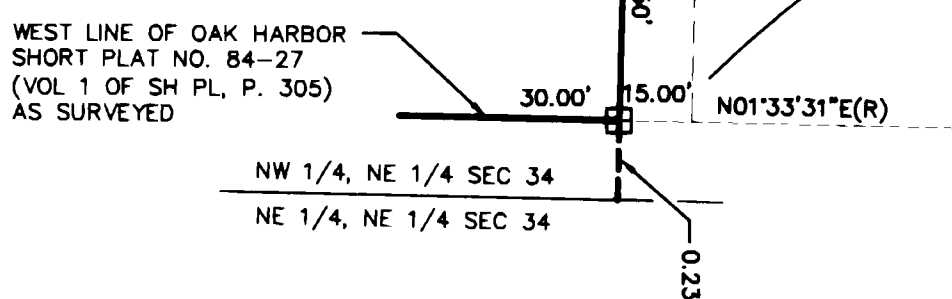


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IN THE NW 1/4, NE 1/4 OF SEC 34, TWP 33 N, R 1 E, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL R13334-484-3700

15' UTILITY EASEMENT FOR BENEFIT OF
CITY OF OAK HARBOR AND PARCEL
R13334-484-3700; AUD FILE 4046846



WEST LINE OF OAK HARBOR
SHORT PLAT NO. 84-27
(VOL 1 OF SH PL, P. 305)
AS SURVEYED

0 50 100
SCALE IN FEET

- ⊕ CAST ALUM. SURFACE MON SET THIS SURVEY, MARKED FAKKEMARKINGMA, INC. LS 11941.
- ⊗ EXISTING CONC MON IN CASE, REF PLAT OF TARYN PLACE.
- ▣ CONCRETE MONUMENT SET THIS SURVEY, MARKED FAKKEMARKINGMA, INC. LS 11941.

